

May 29, 2025

PROJECT NAME: RICHARD MONROE

PROJECT NUMBER: 2025050041

APPLICATION: FAMILY DIVISION WAIVER REQUEST #32851

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: N/A
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Conditional Approval. The applicant is requesting to divide the 92.65-acre subject parcel (PID 41510-002-00) into two to create a 5-acre parcel and an 87.65-acre parcel. Adjacent parcels range in size from 2.02 acres to 358 acres.
There appears to be approximately 2,258 sf existing impervious coverage on subject parcel. There are several Flood Prone Areas on the property. The applicant will need to apply for a stormwater compliance waiver when any of the parcel develops to construct stormwater controls to ensure that there is not a negative impact on the downhill flood prone areas on adjacent properties.
- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Approved
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: 5/27/25 - CONDITIONAL APPROVAL - Easement length shown is approximately 3,500 ft. Easement must comply with fire rescue requirements in terms of length, stabilization, and periodic turnarounds. OCE Traffic recommends seeking paved site access via alternative easement plan to increase site access safety and minimize construction expense.
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.16.1.B(10) - Family Division
STATUS OF REVIEW: INFO
REMARKS: Planning and Zoning approves the family division as it meets all the requirements from Marion County LDC. NOTE; warranty deed/title have been checked and applicant must complete all the remaining requirements to solidify the family division, ie; survey and new legal descriptions must be recorded along with the new deed/deed's, an affidavit signed and notarized (all items returned to the zoning dept for completion).

7 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: INFO

REMARKS: Planning and Zoning approves the family division as it meets all the requirements from Marion County LDC. NOTE; warranty deed/title have been checked and applicant must complete all the remaining requirements to solidify the family division, ie; survey and new legal descriptions must be recorded along with the new deed/deed's, an affidavit signed and notarized (all items returned to the zoning dept for completion).

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 2.16.1.B(10) - Family Division

STATUS OF REVIEW: INFO

REMARKS: Parcel 41510-002-00 is located within the Marion County Utility service area. The nearest available MCU water and sewer infrastructure is approximately 8,700+ feet away. Any future rezoning or development will be reviewed to determine connection requirements based on distance to available utilities. With the proposed family division, Marion County Utilities requests access to the frontage of both resulting parcels to preserve the potential for future utility service. If a shared access is being provided to serve both parcels, a utility-accessible easement must be granted to ensure future utility service can be accommodated. If a Flag Lot is utilized, it must have Marion County Rights listed.

Outside of the Urban Growth Boundary. Located within the Secondary Springs Protection Zone.



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 5/13/25 Parcel Number(s): 41510-002-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: _____ Commercial ☐ or Residential ☐

Subdivision Name (if applicable): _____

Unit _____ Block _____ Lot _____ Tract _____ 92.65 ACRES

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Richard Monroe

Signature: Richard Monroe

Mailing Address: 1997 SE County Hwy. 484 City: Belleview

State: FL Zip Code: 34420 Phone #: 352-454-2008

Email address: *shondora@hotmail.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): _____

Contact Name: Heaven Monroe

Mailing Address: 14835 SE 34th Ter.

City: Summerfield

State: FL Zip Code: 34491 Phone #: 352-454-1734

Email address: MonroeHeaven@gmail.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____

2.16.1.B(10) - Family Division

Reason/Justification for Request (be specific): Giving 5 acres to my daughter

Heaven Monroe for her residence

DEVELOPMENT REVIEW USE:

Received By: EM Date Processed: 5/16/25 Project # 2025050041 AR # 32851

5/13/25

ZONING USE: Parcel of record: Yes ☒ No ☐

Eligible to apply for Family Division: Yes ☒ No ☐

Zoned: A-1/B-4 ESOZ: N/A P.O.M. 261 Land Use: RL Plat Vacation Required: Yes ☐ No ☒

Date Reviewed: 5/13/25 Verified by (print & initial): Clint Backley (ba)

17.8 ACRES - B4

Heaven Monroe

